



PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
SUNNYVALE, CALIFORNIA 94088-3707

ATTACHMENT <sup>C</sup>

Page 1 of 19

File Number: 2005-0724  
No. 05-25

E12664

**NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

**PROJECT TITLE:**

Application for a **Special Development Permit** by **WHL Architects**.

**PROJECT DESCRIPTION AND LOCATION (APN):**

Application for a Special Development Permit on a 27,907 square-foot site to allow a new carwash building at an existing service station. The property is located at **905 East El Camino Real** (near S Wolfe Rd) in a C-2/PD (Highway Business/Planned Development) Zoning District. (APN: 213-46-014)

**WHERE TO VIEW THIS DOCUMENT:**

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, August 30, 2005**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

**HEARING INFORMATION:**

A public hearing on the project is scheduled for:

**Monday, September 12, 2005** at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

**TOXIC SITE INFORMATION:**

(No) listed toxic sites are present at the project location.

Circulated On August 10, 2005

Signed: *Gerri Caruso*  
Gerri Caruso, Principal Planner



PLANNING DIVISION  
CITY OF SUNNYVALE  
P.O. BOX 3707  
SUNNYVALE, CALIFORNIA 94088-3707

ATTACHMENT C  
Page 2 of 19  
File Number: 2005-0724  
No. 05-25

**E12664**

## NEGATIVE DECLARATION

This **Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

### PROJECT TITLE:

Application for a **Special Development Permit** by **WHL Architects**.

### PROJECT DESCRIPTION AND LOCATION (APN):

Application for a Special Development Permit on a 27,907 square-foot site to allow a new carwash building at an existing service station. The property is located at **905 East El Camino Real** (near S Wolfe Rd) in a C-2/PD (Highway Business/Planned Development) Zoning District. (APN: 213-46-014)

### FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter, information provided by the applicant in an "Application for Environmental Finding" that is based on information provided by the applicant in an "Application for Environmental Clearance" and is based on the fact that the use is in keeping with not in conflict with the adopted General Plan, The Zoning Ordinance and the Subdivision Ordinance. That the use is specifically permitted by a Use Permit. That sufficient environmental controls are incorporated in the Zoning and Subdivision regulations as to ensure no significant detrimental effect. No endangered species are known to depend on this site for habitat.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On August 10, 2005

Signed *Gerri Caruso*  
Gerri Caruso, Principal Planner

Adopted On \_\_\_\_\_

Verified: \_\_\_\_\_  
Gerri Caruso, Principal Planner

ATTACHMENT <sup>C</sup>

Page

3

of

19

File Number: 2005-0724

No. 05-25

California Department of Fish and Game  
**CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

**E12664****PROJECT TITLE/LOCATION (INCLUDE COUNTY):**

The Special Development Permit is located on 905 El Camino Real, City of Sunnyvale, County of Santa Clara in an C-2/PD (Highway Business/Planned Development) Zoning District. (APN: 213-46-014)

**PROJECT DESCRIPTION:**

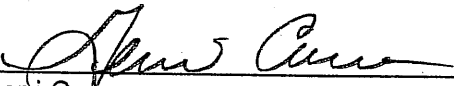
Application for a Special Development Permit on a 27,907 square-foot site to allow a new carwash building at an existing service station. The property is located at **905 East El Camino Real** (near S Wolfe Rd) in a C-2/PD (Highway Business/Planned Development) Zoning District. (APN: 213-46-014)

**FINDINGS OF EXEMPTION:**

1. This project is in an urban setting.
2. There is no alteration of land or effect on fish or wildlife.

**CERTIFICATION:**

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
Gerri Caruso

Title: Principal Planner, Community Development  
Lead Agency: City of Sunnyvale  
Date: August 9, 2005

DFG: 3/94  
Planner

<b>INITIAL STUDY</b> City of Sunnyvale Department of Community Development Planning Division P.O. Box 3707 Sunnyvale, CA 94088-3707	
	Project #: 2005-0724 UP
	Project Address: 905 E. El Camino Real
	Applicant: WHL Architects

Project Title	Application for a Use Permit in the C-2/PD zone for expansion of an existing car wash at an existing gas station.
Lead Agency Name and Address	City of Sunnyvale PO Box 3707 Sunnyvale, CA 94088-3707
Contact Person	Steve Lynch
Phone Number	(408) 730-2723
Project Location	905 E. El Camino Real
Project Sponsor's Name	WHL Architects
Address	525 Del Rey, Suite F Sunnyvale, CA 94085
Zoning	C-2/PD
General Plan	Commercial General Business
Other Public Agencies whose approval is required	None

**Description of the Project:** This application is proposing a to remodel an existing gas station and machine car wash to a hand car wash use and gift boutique. The existing building will be removed and rebuild in substantially the same location. The gas pumps and canopy are not proposed to be altered at this time. Vacuum equipment, currently located 70-feet from the residential property line, would be moved into an enclosed portion of the building addition. The new vacuum station (hose drops) will be located near the eastern property line. We understand that the existing drying blowers will remain.

**Surrounding Uses and Setting:** Surrounding Zoning and uses to the North, West, and South are reflective of a general commercial activities. These uses are primarily retail. The use to the East is a short and long term Recreational Vehicle parking use. Residents are allowed to live in the vehicles while they are parked on this parcel. The land is Zoned R-4/PD (Residential High Density with a Planned Development overlay.

## Environmental Checklist Form

Project Number: 2005-0724  
Project Address: 905 E. El Camino Real  
Applicant: WHL Architects

ATTACHMENT <sup>C</sup>Page 5 of 19

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
6. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
7. Earlier Analysis Used. Identify and state where they are available for review.
8. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
9. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
10. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

Environmental Checklist Form

E12664

Project Number: 2005-0724  
Project Address: 905 E. El Camino Real  
Applicant: WHL Architects

ATTACHMENT C

Page 6 of 19

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics             | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources   | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils          | <input type="checkbox"/> Population/Housing            |   |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

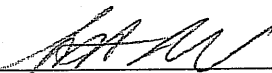
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐



8-4-05

Signature

Date

Steve Lynch

City of Sunnyvale

Printed Name

For (Lead Agency)

Environmental Checklist Form

ATTACHMENT C

Page 7 of 19

012664

Project Number: 2005-0724

Project Address: 905 E. El Camino Real

Applicant: WHL Architects

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
<b>1. AESTHETICS.</b> Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 101
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
<b>2. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 96, 97, 100, 111
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	62. 63. 111. 112
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111. 112
<b>3. BIOLOGICAL RESOURCES:</b>					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
b. Have a substantially adverse impact on any riparian habitat or other sensitive natural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112,

## Environmental Checklist Form

E12664

Project Number: 2005-0724

Project Address: 905 E. El Camino Real

Applicant: WHL Architects

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?					109
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41,94, 111, 112
<b>4. CULTURAL RESOURCES.</b> Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94, 111
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
<b>5. LAND USE AND PLANNING.</b> Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 12, 21, 28
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	31, 28, 111



Environmental Checklist Form

E12664

ATTACHMENT C

Page Number: 2005-0724

Project Address: 905 E. El Camino Real

Applicant: WHL Architects

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 41, 94, 111
<b>6. MINERAL RESOURCES.</b> Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
<b>7. NOISE.</b> Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion below
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion below
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion below
<b>8. POPULATION AND HOUSING.</b> Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112
c. Displace substantial numbers of people, necessitating the construction of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112

Environmental Checklist Form

E12664

ATTACHMENT <sup>C</sup>

Page 10 of 19

Project Number: 2005-0724

Project Address: 905 E. El Camino Real

Applicant: WHL Architects

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
replacement housing elsewhere?					
<b>9. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
c. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
e. Other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
<b>10. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 10, 26, 42, 59, 60, 61, 111, 112
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 111, 112
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112

## Environmental Checklist Form

Project Number: 2005-0724

Project Address: 905 E. El Camino Real

Applicant: WHL Architects

E12664

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
<b>11. GEOLOGY AND SOILS.</b> Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
b. Result in substantial soil erosion or the loss of topsoil?					"
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
<b>12. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 87, 88, 89, 90, 111, 112
b. Require or result in construction of new water or wastewater treatment facilities or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87,

# Environmental Checklist Form

E12664

ATTACHMENT C

Page 12 of 19

Project Number: 2005-0724  
Project Address: 905 E. El Camino Real  
Applicant: WHL Architects

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
expansion of existing facilities, the construction of which could cause significant environmental effects?					88, 89, 111, 112
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
e. Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112
<b>13. TRANSPORTATION/TRAFFIC.</b> Would the project:					
a. Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion below
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111, 112
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112, 113
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111, 112

**Environmental Checklist Form**

**E12664**

Project Number: 2005-0724  
Project Address: 905 E. El Camino Real  
Applicant: WHL Architects

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	37, 111
g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 81, 111, 112
<b>14. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project?					
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
g. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UFC, UBC, SVMC

Environmental Checklist Form

E12664

ATTACHMENT C

Page 14 of 19

Project Number: 2005-0724

Project Address: 905 E. El Camino Real

Applicant: WHL Architects

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
residences are intermixed with wildlands					
<b>15. RECREATION</b>					
a. Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18, 111, 112
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 18, 111, 112
<b>16. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
<b>17. HYDROLOGY AND WATER QUALITY.</b> Would the project:					
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
b. Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
or planned uses for which permits have been granted)?					
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
e. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

### DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT

**7 Noise (a)** When determining if noise generated from adjacent land uses are at acceptable levels for a project, the Noise Sub-element of the General Plan is also typically applied. The Noise Sub-element provides the maximum exterior noise levels allowed for each different type of land use. In determining acceptable noise levels for projects where the land uses are mixed, such as this project, the Sunnyvale Municipal Code, Title 19 is normally applied. Title 19

E12664

provides operational noise levels for commercial and industrial uses adjacent to residential zones.

SMC §19.42.030 states :

- (a) Operational noise shall not exceed 75 dB at any point on the property line of the premises upon which the noise or sound is generated or produced; provided, however, that the noise or sound level shall not exceed 50 dB during nighttime or 60 dB during daytime hours at any point on adjacent residentially zoned property.

The applicant submitted a noise study prepared by Charles M. Salter Associates, Inc., (study is on file in the Community Development Department) analyzing the proposed mechanical equipment noise levels at the site. The study found the following:

**1. Drying Blowers** – The loudest noise levels generated by the existing car wash facility are the drying blowers, located at the west end of the car wash tunnel. The blowers generate 64 dBA at the eastern residential property line. The Ldn due to the blowers alone is about 60 dBA, assuming operation between 8:00 a.m. and 6:00 p.m. The existing blowers will remain at their current location and no new blowers will be added. If new blower motors are added, there is not anticipated an increase in the blower sound level, since most of the blower noise is generated by the fan blades. This assumes the fan speed and operating conditions do not significantly change. Based on these conditions, no change in the sound level due to the blowers is expected.

Since the existing blowers are not in conformance with City guidelines, conditions of approval will be added to the permit application requiring construction of a sound wall at the eastern property line to block sound transmission between properties. The final placement and design shall be approved by the Community Development Director prior to issuance of building permits for the any improvements to this site.

**2. Vacuums** – Existing vacuum noise ranges from 59 to 62 dBA at the eastern residential property line. Moving the vacuum equipment to an enclosed portion of the building would reduce property line noise levels during operating hours to less than 60dBA. However, since the Ldn at the eastern property line is dominated by traffic noise, the Ldn is not expected to be noticeably lower.

**3. Other mechanical equipment** - such as a rooftop air-conditioning unit for the market is not included in the scope of this study. However, if additional equipment is planned for this site, it should have a noise level of 50 dBA or less at the residential property line in order to have no impact on the Ldn. With smaller packaged air-conditioning units, this can typically be accomplished by building noise barrier screens around the equipment. The exact location and height of barriers should be determined during design, based on the actual equipment selected.

**7 NOISE (c)** The project will introduce additional sources of noise to the project area both during construction and as an operational aspect of the car wash. The new use of the property is anticipated to be more intensive than the existing single family house. Through the City's implementation of the Citywide Design Guidelines and Municipal Code noise regulations, this



impact will be lessened to a less than significant level both during construction and post-construction operation.

**7 NOISE (d)** The project may introduce short-term and temporary additional sources of noise to the project area during construction. Through the City's implementation of the Citywide Design Guidelines and Municipal Code noise regulations, this impact will be lessened to a less than significant level during construction.

**13 TRANSPORTATION/TRAFFIC (a)** This project is being considered to have a "Less than Significant" impact regarding the increase in traffic volumes. This determination is based on a Traffic and Circulation Study provided by DKS and Associates (study is on file in the Community Development Department). The study analyzed the proposed use and surveyed four other similar uses to determine the appropriate trip generation and cueing pattern.

**Queuing:** Based on the storage space provided at the fuel stations, queued vehicles are not anticipated to extend beyond the fueling stations, onto the circulations lanes.

**On-Site Parking:** It is estimated that approximately 8 to 10 employees would work at the car wash simultaneously during the weekend peak periods. Based on observations of the survey sites, it is estimated that between zero and six vehicles would drive to the project site and park based on the number of anticipated employees. The proposed site plan includes six marked parking spaces and 1 handicap space. Vehicles belonging to customers typically do not park on-site, as the vehicles are washed and then exit the site, therefore, on-site parking is not anticipated outside of the employees parking needs.

**Conclusion:** Observations and survey data were collected at four car wash locations in the Bay Area and included in estimates of queue stacking, on-site parking demands, and general operations of typical low turnover hand car washes. Based on observations and data collected, it is anticipated that the proposed project would have estimated peak queue lengths of up to three vehicles prior to the vacuum stations, and between five and ten vehicles at the drying stations. Each of the other stations in the car wash process have high turnover rates, and would not create vehicle queuing issues for extended periods of time. Based on the surveyed and estimated demand during typical weekend peak periods, the proposed site plan incorporates adequate storage prior to the vacuum stations and the drying areas. In addition, the proposed circulation plan provides a through-lane for vehicles wanting to exit the site which the surveyed locations and other car washes typically do not provide. This through (center) circulation lane would only be occupied by vehicles in the drying stage during peak periods where the occupancy is greater than typical peak periods. Vehicles are not anticipated to extend beyond the project site onto Wolfe Road.

Based on observations at the survey sites, on-site parking is not anticipated, but may be as high as four vehicles. The proposed site plan includes seven striped spaces, which is anticipated to be sufficient.

**Steve Lynch, Associate Planner**

**August 5, 2005**

Completed By

Date

# Environmental Checklist Form

E12664

ATTACHMENT  
Page 18 of 19

Project Number: 2005-0724

Project Address: 905 E. El Camino Real

Applicant: WHL Architects

## City of Sunnyvale General Plan:

2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element

## City of Sunnyvale Municipal Code:

26. Chapter 10
27. Zoning Map
28. Chapter 19.42. Operating Standards
29. Chapter 19.28. Downtown Specific Plan District
30. Chapter 19.18. Residential Zoning Districts
31. Chapter 19.20. Commercial Zoning Districts
32. Chapter 19.22. Industrial Zoning Districts
33. Chapter 19.24. Office Zoning Districts
34. Chapter 19.26. Combining Zoning Districts
35. Chapter 19.28. Downtown Specific Plan
36. Chapter 19.46. Off-Street Parking & Loading
37. Chapter 19.56. Solar Access
38. Chapter 19.66. Affordable Housing
39. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
40. Chapter 19.94. Tree Preservation
41. Chapter 19.96. Heritage Preservation

## Specific Plans

42. El Camino Real Precise Plan
43. Lockheed Site Master Use Permit
44. Moffett Field Comprehensive Use Plan
45. 101 & Lawrence Site Specific Plan
46. Southern Pacific Corridor Plan

## Environmental Impact Reports

47. Futures Study Environmental Impact Report
48. Lockheed Site Master Use Permit Environmental Impact Report
49. Tasman Corridor LRT Environmental Impact Study (supplemental)
50. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of

Santa Clara)

51. Downtown Development Program Environmental Impact Report

52. Caribbean-Moffett Park Environmental Impact Report

53. Southern Pacific Corridor Plan Environmental Impact Report

## Maps

54. City of Sunnyvale Aerial Maps
55. Flood Insurance Rate Maps (FEMA)
56. Santa Clara County Assessors Parcel
57. Utility Maps (50 scale)

## Lists/Inventories

58. Sunnyvale Cultural Resources Inventory List
59. Heritage Landmark Designation List
60. Santa Clara County Heritage Resource Inventory
61. Hazardous Waste & Substances Sites List (State of California)
62. List of Known Contaminants in Sunnyvale

## Legislation/Acts/Bills/Codes

63. Subdivision Map Act
64. Uniform Fire Code, including amendments per SMC adoption
65. National Fire Code (National Fire Protection Association)
66. Title 19 California Administrative Code
67. California Assembly Bill 2185/2187 (Waters Bill)
68. California Assembly Bill 3777 (La Follette Bill)
69. Superfund Amendments & Reauthorization Act (SARA) Title III

## Transportation

70. California Department of Transportation Highway Design Manual
71. California Department of Transportation Traffic Manual
72. California Department of Transportation Standard Plan
73. California Department of Transportation Standard Specification
74. Institute of Transportation Engineers - Trip Generation
75. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
76. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
77. California Vehicle Code
78. Traffic Engineering Theory & Practice by L. J. Pegnataro
79. Santa Clara County Congestion Management Program and Technical Guidelines
80. Santa Clara County Transportation Agency Short Range Transit Plan
81. Santa Clara County Transportation Plan
82. Traffic Volume Studies, City of Sunnyvale Public

**Environmental Checklist Form**

**E12664**

**ATTACHMENT** 6  
Page 19 of 19

Project Number: 2005-0724

Project Address: 905 E. El Camino Real

Applicant: WHL Architects

- works Department of Traffic Engineering Division
84. Santa Clara County Sub-Regional Deficiency Plan
85. Bicycle Plan

**Public Works**

86. Standard Specifications and Details of the Department of Public Works
87. Storm Drain Master Plan
88. Sanitary Sewer Master Plan
89. Water Master Plan
90. Solid Waste Management Plan of Santa Clara County
91. Geotechnical Investigation Reports
92. Engineering Division Project Files
93. Subdivision and Parcel Map Files

**Miscellaneous**

94. Field Inspection
95. Environmental Information Form
96. Annual Summary of Containment Excesses (BAAQMD)
97. Current Air Quality Data
98. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?)
99. Association of Bay Area Governments (ABAG) Population Projections

100. Bay Area Clean Air Plan
101. City-wide Design Guidelines
102. Industrial Design Guidelines

**Building Safety**

103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
105. Uniform Plumbing Code, (Including the California Plumbing Code)
106. Uniform Mechanical Code, (Including the California Mechanical Code)
107. National Electrical Code (Including California Electrical Code)
108. Title 16 of the Sunnyvale Municipal Code

**Additional References**

109. USFWS/CA Dept. F&G Special Status Lists
110. Project Traffic Impact Analysis
111. Project Description
112. Project Development Plans
113. Santa Clara County Airport Land Use Plan
114. Federal Aviation Administration